

Certificate of Notice Page 1 of 3
IN THE UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

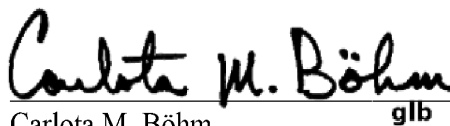
In Re: : Bankruptcy No. 22-20098 CMB
James L. Sabin, Jr. : Chapter 13
Pamela A. Sabin :
Debtors :
 : Related to: Document No. 53
James L. Sabin, Jr. :
Pamela A. Sabin :
Movants :
 :
 :
v. :
Loan Care, LLC :
Respondent :

AMENDED ORDER OF COURT

AND NOW, this 12th day of December, 2022, it is hereby ***ORDERED, ADJUDGED***

and DECREED that this Court approves the Permanent Loan Modification between the Debtors, James L. & Pamela A. Sabin and the mortgage company, LoanCare, LLC, the terms of which are as follows:

- a) The new balance owed is ~~\$142,607.24~~ \$145,607.24
- b) The interest rate is now 4.375%.
- c) The principal and interest payment is \$642.94 per month, the The Escrow payment is \$454.79 per month. This yields a new monthly mortgage payment of \$1097.73 per month.
- d) First monthly payment due under the modification is September 1, 2022
- e) Maturity date is August 1, 2062
- f) The modification effective date is August 1, 2022.



Carlota M. Böhm ^{glb}
United States Bankruptcy Judge

FILED
12/12/22 3:18 pm
CLERK
U.S. BANKRUPTCY
COURT - WDPA

In re:
James L. Sabin, Jr.
Pamela A. Sabin
Debtors

Case No. 22-20098-CMB
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0315-2
Date Rcvd: Dec 12, 2022

User: auto
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Dec 14, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ James L. Sabin, Jr., Pamela A. Sabin, 454 Timms Lane, Belle Vernon, PA 15012-3509

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Dec 14, 2022

Signature: /s/Gustava Winters

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on December 12, 2022 at the address(es) listed below:

Name	Email Address
Brian Nicholas	on behalf of Creditor Towd Point Mortgage Trust 2019-1 U.S. Bank National Association, as Indenture Trustee bnicholas@kmlawgroup.com
Daniel Philip Jones	on behalf of Creditor LOANCARE LLC djones@sterneisenberg.com, bkecf@sterneisenberg.com
Kenneth Steidl	on behalf of Debtor James L. Sabin Jr. julie.steidl@steidl-steinberg.com, ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@st eidl-steinberg.com;leslie.nebel@steidl-steinberg.com;jseech@steidl-steinberg.com
Kenneth Steidl	on behalf of Joint Debtor Pamela A. Sabin julie.steidl@steidl-steinberg.com ken.steidl@steidl-steinberg.com;ifriend@steidl-steinberg.com;asteidl@steidl-steinberg.com;todd@steidl-steinberg.com;rlager@st eidl-steinberg.com;leslie.nebel@steidl-steinberg.com;jseech@steidl-steinberg.com

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Office of the United States Trustee

ustpreion03.pi.ecf@usdoj.gov

Ronda J. Winnecour

cmecf@chapter13trusteewdpa.com

Steven K. Eisenberg

on behalf of Creditor LOANCARE LLC seisenberg@sterneisenberg.com, bkecf@sterneisenberg.com

TOTAL: 7